



Department of Project Implementation
301 King Street Suite 3200
Alexandria, Virginia 22314

Phone: 703.746.4045
Fax: 703.838.4299

www.alexandriava.gov

October 30, 2017

Dear Ms. Garcia Crews:

Under the Federal Transit Administration (FTA) Record of Decision (ROD) for the Potomac Yard Metrorail Station Project, the City of Alexandria is required to monitor and track the commitments and mitigation measures and communicate the updates to the team. The mitigation monitoring program provides a means for the City of Alexandria, WMATA, and FTA to track progress in accomplishing the commitments and mitigation measures. The mitigation monitoring program also describes the timing of the commitments and mitigation measures and the close-out procedures.

Following the issuance of the Record of Decision, the project has completed the following milestones:

- WMATA issued its Solicitation Notice and Request for Proposal (RFP) on November 28, 2016.
- Proposals were received in March 2017, and the project is currently in the WMATA procurement phase.

WMATA and the City are reviewing proposals and working with the respective design build vendors to identify cost savings opportunities. Due to the extended review process required for a best value procurement, contract award is projected in Spring 2018. No construction or ground breaking activities have commenced.

The status of all mitigation commitments is provided in the attached table. If you have any questions, please contact Mr. Jason Kacamburas, the City's Project Coordinator, at 703.746.4049.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mitchell Bernstein".

Mitchell Bernstein
Director, Project Implementation

cc: Dan Koenig, FTA
Tammy Stidham, NPS
Alexcy Romero, Superintendent, NPS
John Thomas, Chief Engineer, WMATA
Jim Ashe, Environmental Planning and Compliance Manager, WMATA
Emily Baker, Deputy City Manager, CoA
Jason Kacamburas, Project Coordinator, CoA

FTA Record of Decion (ROD)
Potomac Yard Metrorail Station Project
Attachment A - Commitments and Mitigation Measures

This attachment describes the Commitments and Mitigation Measures that will be undertaken by the City of Alexandria, WMATA, and FTA for the Project. The construction best management practices (BMPs) identified in the FEIS, mitigation and commitments in the ROD and MOA must be implemented if the Project proceeds with FTA financial assistance. The City of Alexandria is prohibited from withdrawing or substantially changing any of the mitigation commitments identified in the FEIS, ROD, and MOA for the Project without written approval by FTA. In addition, any changes to the Project that are inconsistent with this ROD must be evaluated in accordance with 23 CFR Sections 771.129 and 771.130, and if required therein, they must be approved by FTA in writing before the City of Alexandria can proceed with the change.

Table A-1: Commitments and Mitigation Measures

Commitment/ Mitigation ID and Reference	Timing of Action (Final Design, Construction, or After Construction)	Commitments and Mitigation Measures	Lead Agency	October 2017 Update
Transportation (TR)				
TR01 FEIS Ch. 3.25	Final Design	WMATA will develop a Transportation Management Plan (TMP) to address construction traffic operations in coordination with the City of Alexandria and other agencies as applicable.	WMATA	No Update (this activity has not occurred yet)
TR02 FEIS Ch. 3.2	Final Design and After Construction	The City of Alexandria will perform pre- and post-construction traffic analysis studies and will determine if measures, such as traffic calming, are needed to address any issues associated with vehicular trips to the station and associated passenger drop-offs and pick-ups.	City of Alexandria	No Update (this activity has not occurred yet)
TR03 FEIS Ch. 3.25	Construction	WMATA will schedule and coordinate activities on CSXT property with CSXT, Amtrak, and Virginia Railway Express to avoid or minimize impacts to operations of freight, commuter, and passenger rail services.	WMATA	No Update (this activity has not occurred yet)
TR04 FEIS Ch. 3.25	Construction	WMATA will restore any road infrastructure damaged by construction to former condition.	WMATA	No Update (this activity has not occurred yet)
TR05 FEIS Ch. 3.25	Construction	WMATA will strategically schedule site access by construction vehicles and locate functions, including parking for construction employees, off-site to minimize traffic within residential neighborhoods.	WMATA	No Update (this activity has not occurred yet)
TR06 FEIS Ch. 3.25	Construction	Construction elements (such as the Contractor's Field Office) that do not require direct access to the area east of the Metrorail tracks will be located within other staging areas within the project limits and will be in coordination and compliance with City of Alexandria permits.	WMATA	No Update (this activity has not occurred yet)
TR07 FEIS Ch. 3.2	After Construction	The City of Alexandria will introduce and enforce parking restrictions, including time limits and residential permitting, to avoid and minimize the potential impacts of Metrorail patrons attempting to park along public streets in adjoining neighborhoods.	City of Alexandria	No Update (this activity has not occurred yet)
TR08 FEIS Ch. 3.2	After Construction	WMATA will place additional trains in service as needed to maintain rail service plans and accommodate the increased Metrorail train cycle time needed on the Yellow and Blue Lines.	WMATA	No Update (this activity has not occurred yet)
TR09 FEIS Ch. 3.25	Construction	To the extent practicable, WMATA will schedule Metrorail single-tracking and shutdowns during nighttime periods or special weekend maintenance periods on the line.	WMATA	No Update (this activity has not occurred yet)
Land Acquisitions and Displacements (AD) <i>Note: See Parklands (PR) for a summary of the properties tentatively identified for the land exchange, subject to an executed land exchange agreement.</i>				
AD01 FEIS Ch. 3.3	Final Design	NPS and City of Alexandria will execute an equal value exchange in property for permanent land acquisitions within the GWMP and Greens Scenic Area easement as required by Federal law (54 USC 102901).	City of Alexandria	The City of Alexandria and NPS are coordinating on this land exchange.
Land Use and Zoning (LU)				
LU01 FEIS Ch. 3.4	Final Design	The City of Alexandria will ensure the height of the station meets applicable zoning requirements.	City of Alexandria	No Update (this activity has not occurred yet)
Visual Resources (VR) <i>Note: See Parklands (PR) for additional measures related to visual resource impacts as well as general parkland impacts included by the City of Alexandria and NPS in their draft Net Benefits Agreement.</i>				
VR01 FEIS Ch. 3.8	Final Design	WMATA will develop and implement a landscape, vegetation, and planting plan which will design a visual buffer to the proposed station in coordination with the provisions of the Section 106 Memorandum of Agreement (MOA) (provided in Attachment B of this ROD) and the Net Benefits Agreement between the City of Alexandria and NPS (provided in Attachment E of this ROD). The plan will be consistent with NPS Cultural Landscape Reports for Mount Vernon Memorial Highway (MVMH) and GWMP. Development of the landscape/vegetation/ planting plan will be funded by the City of Alexandria, with review and approval by NPS.	WMATA	No Update (this activity has not occurred yet)
VR02 FEIS Ch. 3.8	Final Design	In coordination with the Section 106 MOA requirements, WMATA will refine station design, building materials, and lighting fixtures to minimize impacts.	WMATA	No Update (this activity has not occurred yet)
VR03 FEIS Ch. 3.8	Construction	WMATA will construct the project and conduct on-site restoration following construction in accordance with the landscape, vegetation, and planting plan.	WMATA	No Update (this activity has not occurred yet)
VR04 FEIS Ch. 3.8	After Construction	City of Alexandria will undertake post-restoration monitoring in accordance with approved permits.	City of Alexandria	No Update (this activity has not occurred yet)
Biological Resources (BR)				
BR01 FEIS Ch. 3.18	Final Design	As part of the permitting process prior to construction, WMATA will coordinate with the U.S. Fish and Wildlife Service with regard to federally listed threatened or endangered species and designated Critical Habitat.	WMATA	No Update (this activity has not occurred yet)

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BR02 FEIS Ch. 3.18	Final Design	As part of the permitting process prior to construction, WMATA will coordinate with the Virginia Department of Conservation and Recreation, Division of Natural Heritage and the Virginia Department of Game and Inland Fisheries with regard to state natural heritage resources and to ensure compliance with the Virginia Endangered Species Act (VA ST §§ 29.1-563 - 570).	WMATA	No Update (this activity has not occurred yet)
Cultural Resources (CR)				
CR01 FEIS Ch. 3.9 Section 106 MOA	Final Design	The City of Alexandria shall convey approximately 6.32 acres of the Greens Scenic Area easement to the United States in fee. <i>See also PR01.</i>	City of Alexandria	The City and NPS are working to identify alternative locations
CR02 FEIS Ch. 3.9 Section 106 MOA	Final Design, Construction, and After Construction	Landscape Treatment: 1. Completion of a current conditions landscape plan for all areas of vegetation to be removed from the GWMP and Greens Scenic Area easement, prior to construction. 2. Restoration of the vegetative screening along the western side of the MVMH/GWMP and along the Greens Scenic Area easement in areas used for construction, in a manner consistent with the recommendations in the 2009 Cultural Landscape Report, The Vegetation of the George Washington Memorial Parkway, Central Section: Alexandria to Arlington Memorial Bridge.	WMATA	No Update (this activity has not occurred yet)
CR03 FEIS Ch. 3.9 Section 106 MOA	Final Design, Construction	Station Design and Architecture Design and construct in accordance with the following provisions: 1. June 2016 City of Alexandria Staff Report on the approval of the Master Plan Amendment, Rezoning, and Development Special Use Permits 2. Architectural renderings shown in the MOA 3. Architectural plans shown in the MOA 4. Submit final design plans to MOA signatories for review.	City of Alexandria And WMATA	This requirement will be incorporated into the Final Design
CR04 FEIS Ch. 3.9 Section 106 MOA	Final Design, Construction, and After Construction	The City of Alexandria will ensure that the design of the Potomac Yard Metrorail Station and related landscaping, including planting, plant selection and berms, will be done in a manner that mitigates the visual impact of the station on the GWMP and includes NPS as a participant in the design process. <i>See also PR03.</i>	City of Alexandria	This requirement will be incorporated into the Final Design
Parklands (PR)				
PR01 FEIS Ch. 3.10	Final Design	The City of Alexandria will convey land to the United States in fee for permanently impacted areas of the GWMP and Greens Scenic Area easement. The City will convey to the United States, in fee, up to approximately 6.32 acres of the Greens Scenic Area easement, unless Environmental Site Assessments to be conducted in accordance with the Net Benefits Agreement determine that such land is contaminated and unable to be accepted by NPS, in which case a parcel or parcels of equal appraised fair market value mutually agreeable to the City and NPS will be exchanged. Within 120 days of execution of the ROD by FTA and the ROD by NPS, the City and NPS shall enter into a land exchange agreement that will designate the specific parcels to be exchanged, and provide the terms, conditions, and process by which the land exchange shall occur.	City of Alexandria	The City and NPS are working to identify alternative locations
PR02 FEIS Ch. 3.10	Final Design	The City of Alexandria will impose limitations on height and other restrictions on items such as materials, signage, and lighting on portions of North Potomac Yard adjacent to the GWMP.	City of Alexandria	This requirement will be incorporated into the Final Design
PR03 FEIS Ch. 3.10	Final Design	The City of Alexandria will ensure that the design of the Project and related landscaping, including planting, plant selection and berms, will be done in a manner that mitigates the visual impact of the station on the GWMP and includes NPS as a participant in the design process.	City of Alexandria	This requirement will be incorporated into the Final Design
PR04 FEIS Ch. 3.10	Final Design	The City of Alexandria will work with WMATA to develop a design-build process that enables a higher level of City of Alexandria involvement with specific high-visibility elements of the station, and incorporates NPS participation into this process.	City of Alexandria	This requirement will be incorporated into the Final Design
PR05 FEIS Ch. 3.10	Final Design	WMATA will mitigate impacts to Potomac Yard Park and Potomac Greens Park by designing station entrance facilities and pedestrian bridge landings to integrate with park designs and architecture and replacing park facilities.	WMATA (Lead) with City of Alexandria (Support)	This requirement will be incorporated into the Final Design
PR06 FEIS Ch. 3.25	Final Design	WMATA will minimize areas of temporary construction impact to City of Alexandria parks where feasible during final design.	WMATA	This requirement will be incorporated into the Final Design
PR07 FEIS Ch. 3.10	Construction	WMATA will develop potential alternative construction staging locations that minimize or avoid the use of the GWMP to the extent reasonably practicable.	WMATA	This requirement will be incorporated into the Final Design
PR08 FEIS Ch. 3.25	Construction	WMATA will restore all temporarily impacted NPS and City of Alexandria park facilities and natural areas to their former or better condition upon completion of construction activities.	WMATA	No Update (this activity has not occurred yet)
PR09 FEIS Ch. 3.25	Construction	WMATA will provide detours to maintain safe and continuous access to all park areas that are open to the public during construction.	WMATA	No Update (this activity has not occurred yet)

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PR10 FEIS Ch. 3.25	Final Design	WMATA will pursue opportunities to temporarily relocate the playground facilities closed for construction within the Potomac Greens and Old Town Greens neighborhoods in coordination with the City of Alexandria and neighborhood associations.	WMATA (Lead) with City of Alexandria (support)	This requirement will be incorporated into the Final Design
PR11 FEIS Ch. 3.25	Final Design	WMATA will work to identify potential measures to minimize any additional adverse noise impacts to passive uses (such as walking and bird-watching) along the GWMP during construction.	WMATA	This requirement will be incorporated into the Final Design
PR12 FEIS Ch. 3.10	After Construction	The City of Alexandria will provide funding for the NPS Impact Fund Account, to be used and distributed to various projects in amounts outlined in the agreement. Projects that would mitigate impacts to visual resources and assist in long-term efforts to maintain the visual quality and character of the GWMP include the following: Prepare and implement a stormwater management plan for Daingerfield Island and the adjacent section of the GWMP (maximum project area of approximately 45 acres); Prepare and implement a Daingerfield Island Master Plan, including improvements to visitor services, facilities, recreation, and park amenities; Implement repairs and improvements to the Mount Vernon Trail within the City of Alexandria; Conduct a vegetation survey for the south section of the GWMP (from Four Mile Run to Mount Vernon) to evaluate the number, type, size, age, and health of the existing vegetation; Prepare a GWMP Facility Management plan that will include a drainage plan; and Reserve a portion of the funds to contribute to all or some of the following projects (as determined by NPS): Preparation of an updated NRHP nomination for the MVMH; Preparation of a Cultural Landscape Report for the GWMP south of Alexandria to include treatment recommendations; Implementation of treatment recommendations based on the findings of the Cultural Landscape Report for the GWMP (Virginia Tech, 2009) and the Cultural Landscape Report for GWMP south of Alexandria; Invasive plant management, restoration planting, and monitoring efforts for GWMP within the vicinity of the project area and south of Alexandria; Preparation of an Archeological Overview and Assessment of the GWMP south of Alexandria; Completion of a Viewshed Protection Plan to include a viewshed inventory and assessment of the south section George Washington Memorial Parkway north and south of Alexandria; Completion of a Visitor Use Survey and Visitor Use Management Plan for the entire GWMP; and Preparation of a Resource Stewardship Strategy for the entire GWMP. ○ ○	City of Alexandria	This requirement will be incorporated into the Final Design
PR13 FEIS Ch. 3.25	After Construction	Post-restoration monitoring of parklands will be undertaken in accordance with approved permits.	City of Alexandria	No Update (this activity has not occurred yet)
Air Quality (AQ)				
AQ01 FEIS Ch. 3.11	Final Design and After Construction	WMATA will minimize greenhouse gas emissions through station facility energy efficiency measures, consistent with WMATA Sustainability Targets and, as applicable, its goal of LEED Silver Certification.	WMATA	No Update (this activity has not occurred yet)
AQ02 FEIS Ch. 3.25	Construction	WMATA will use BMPs to minimize fugitive dust and construction equipment/vehicle emissions.	WMATA	No Update (this activity has not occurred yet)
Noise and Vibration (NV)				
NV01 FEIS Ch. 3.12	Final Design	WMATA will provide station windscreens and public address speaker designs that limit station noise.	WMATA	No Update (this activity has not occurred yet)
NV02 FEIS Ch. 3.12	Final Design	WMATA will conduct more detailed noise testing during project design.	WMATA	No Update (this activity has not occurred yet)
NV03 FEIS Ch. 3.25	Construction	WMATA will repair any damage to structures caused by vibration impacts.	WMATA	No Update (this activity has not occurred yet)

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NV04 FEIS Ch. 3.25	Construction	WMATA will incorporate measures to effectively minimize noise and vibration impacts in the community: Conduct all construction activities during the daytime and during weekdays in accordance with local noise ordinances. ordinance for any nighttime, Sunday, or holiday construction activities prior to any construction work on these days or at these times. Where practical, erect temporary noise barriers between noisy activities and noise-sensitive receptors. Use alternative equipment to reduce noise and vibration. Locate construction equipment and material staging areas away from sensitive receptors. Operate especially high noise and vibration sources as far away from sensitive receptors as possible. Route construction traffic and haul routes along roads in non-noise-sensitive areas where possible. Use construction equipment with effective noise-suppression devices. Use noise control measures, such as enclosures and noise barriers, as necessary, to protect the Utilize construction methods that minimize vibration and comply with any local regulations governing vibration.	WMATA	No Update (this activity has not occurred yet)
NV05 FEIS Ch. 3.25	Construction	WMATA will conduct all operations in a manner that will minimize, to the greatest extent feasible, disturbance to the public in areas adjacent to the construction activities and to occupants of nearby buildings.	WMATA	No Update (this activity has not occurred yet)
NV06 FEIS Ch. 3.12	After Construction	The City of Alexandria will work in coordination with local transit providers, WMATA and DASH, to locate on- street bus stops which serve the station away from residences.	City of Alexandria	No Update (this activity has not occurred yet)
Water Quality (WQ)				
WQ01 FEIS Ch. 3.13	Final Design	WMATA will design station facilities and landscaping to comply with green building policies and objectives that include stormwater management best management practices (BMPs).	WMATA	No Update (this activity has not occurred yet)
WQ02 FEIS Ch. 3.13	Final Design and After Construction	WMATA will comply with City of Alexandria water quality performance management criteria that minimize potential impacts from increases in impervious surface.	WMATA	No Update (this activity has not occurred yet)
WQ03 FEIS Ch. 3.25	Construction	WMATA will use BMPs to minimize construction-related impacts to water quality.	WMATA	No Update (this activity has not occurred yet)
WQ04 FEIS Ch. 3.25	Construction	WMATA will provide mitigation as specified in permitting requirements, and local, state, and Federal regulatory requirements, including the National Pollutant Discharge Elimination System Permit through the U.S. Environmental Protection Agency, the Virginia Pollutant Discharge Elimination System and General Permit for Discharges from Construction Activities through the Virginia Department of Environmental Quality, and permit to haul construction materials through the City of Alexandria.	WMATA	No Update (this activity has not occurred yet)
Waters of the United States (WT)				
WT01 SOF	Final Design	For NPS wetlands, WMATA and the City of Alexandria will conduct a hydrologic and hydraulic (H&H) study to establish baseline conditions that will model surface and near-surface flows, so that more quantitative impacts can be established. Surface water recharge and discharge patterns will be identified such that existing drainage patterns will be maintained during construction. Through the H&H modeling, appropriate Best Management Practices (BMPs) will be used to mitigate or improve the water retention, nutrient transformation, and retention of sediments and other particulates.	WMATA (Lead) with City of Alexandria and NPS (Support)	The City completed the H&H report and submitted it to NPS (as well as USACE and DEQ) on September 28, 2017.
WT02 SOF	Final Design	For NPS wetlands, WMATA and the City of Alexandria will develop a wetland mitigation plan which will outline all aspects of avoiding, minimizing, and compensating for all temporary and permanent wetland impacts associated with the project. The mitigation plan will include adaptive management provisions for regrading, planting, or additional work depending on unanticipated changes in site conditions (e.g., supplementation of topsoil, deer fencing, browse control, and goose control).	WMATA (Lead) with City of Alexandria and NPS (Support)	No Update (this activity has not occurred yet)
WT03 SOF	Final Design	For NPS wetlands, WMATA and the City of Alexandria will develop final monitoring requirements for the restored and mitigated areas to be determined through coordination with regulatory agencies (including the USACE and VADEQ), and details will be included in the mitigation plan approved by NPS.	WMATA (Lead) with City of Alexandria and NPS (Support)	No Update (this activity has not occurred yet)
WT04 SOF	Final Design	The City of Alexandria will provide funds for the compensatory mitigation for impacts to NPS wetlands to occur off-site at the Dyke Marsh Wildlife Preserve (Dyke Marsh) restoration project. The 4.37 acres of total temporary and permanent impact will be compensated at no less than a 1:1 ratio at Dyke Marsh.	City of Alexandria	This requirement will be incorporated into the Final Design
WT05 FEIS Ch. 3.25	Construction	WMATA will maintain existing drainage patterns to or from wetlands through the use of engineering controls such as culverts under temporary access driveways.	WMATA	No Update (this activity has not occurred yet)

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WT06 FEIS Ch. 3.25	Construction	WMATA will minimize temporary wetland impacts through the use of raised temporary driveways constructed of crushed gravel, culverts, and erosion controls to maintain surface water drainage and quality. WMATA will clearly delineate the boundaries of the temporary access driveways to prevent vehicles and equipment from operating outside the limits of disturbance.	WMATA	No Update (this activity has not occurred yet)
WT07 SOF	Construction	WMATA will restore wetlands impacted by temporary construction activities in accordance with the approved mitigation plan (see WT02). Temporary impacts will be restored as soon as practicable after construction in a particular area has stopped and in compliance with the Virginia Erosion and Sediment Control Handbook.	WMATA	No Update (this activity has not occurred yet)
WT08 FEIS Ch. 3.14	Construction and After Construction	WMATA will mitigate impacts to all wetlands regulated by the U.S. Army Corps of Engineers through specific strategies developed in the Joint Permit Application process in accordance with the Clean Water Act, the Rivers and Harbors Act, and the Marine Protection, Research, and Sanctuaries Act.	WMATA	No Update (this activity has not occurred yet)
WT09 FEIS Ch. 3.14	Construction and After Construction	WMATA and the City of Alexandria will mitigate impacts to NPS wetlands in accordance with the NPS Statement of Findings for Floodplains and Wetlands, consistent with the Agreement Regarding Wetland Mitigation for the Potomac Yard Metro between the NPS and City of Alexandria (included within the NPS's Statement of Findings).	WMATA (Lead) with City of Alexandria and NPS (Support)	No Update (this activity has not occurred yet)
WT10 SOF	After Construction	For NPS wetlands, the City of Alexandria will conduct two monitoring events of the compensatory mitigation and restored areas each year, in the spring and the fall, for the first three years, and one monitoring event for the fourth and fifth years, either in spring or fall, based on weather conditions. Additional monitoring after five years may be necessary based on the ecological success of the compensatory mitigation site and any adaptive management applied. Performance metrics for wetland restoration will be evaluated at the end of each growing season during the monitoring period, and adjustments would be made to mitigation areas using adaptive management techniques as necessary. If a monitoring event determines that major earth work or structures may be needed to meet restoration performance metrics, then the regulatory agencies would need to review and approve proposed adaptive management strategies in coordination with NPS.	City of Alexandria	No Update (this activity has not occurred yet)
WT11 SOF	After Construction	For NPS wetlands, the City of Alexandria will submit a report to NPS, in addition to USACE and VADEQ, subsequent to each monitoring event. The report will include, but not be limited to, a narrative of the site conditions, representative color photographs of each mitigation and restoration site with corresponding photo location map, and the performance metrics included in the NPS-approved mitigation plan. Proposed performance metrics will include, but not be limited to, success criteria including species diversity, stem density, survival, and aerial cover, of native and invasive species to ensure the restored plant community is established. An analysis of the soil profiles of each wetland shall be provided, including soil texture, color, and horizon development. A water budget and development of hydrological indicators shall also be included.	City of Alexandria	No Update (this activity has not occurred yet)
Floodplains (FP)				
FP01 FEIS Ch. 3.15	Final Design	WMATA will locate station facilities, including storage and utilities, and railroad tracks above the 500-Year Flood Elevation.	WMATA	This requirement will be incorporated into the Final Design
FP02 FEIS Ch. 3.15	Final Design	WMATA will locate storage and utilities, which serve the station, above the 500-Year Flood Elevation.	WMATA	This requirement will be incorporated into the Final Design
FP03 FEIS Ch. 3.15	Construction	WMATA will utilize wet floodproofing techniques for elements of the station foundation within the 500-year floodplain.	WMATA	This requirement will be incorporated into the Final Design
FP04 FEIS Ch. 3.15	Construction	To the extent practicable, WMATA will store equipment and materials in areas of higher elevation within the construction staging area to reduce the potential for flood damage and the potential for equipment and stored items to be moved by floodwaters and result in further damage and safety risks downstream.	WMATA	This requirement will be incorporated into the Final Design
FP05 FEIS Ch. 3.15	Construction and After Construction	WMATA will provide mitigation as specified in permitting requirements, and local, state, and Federal regulatory requirements, including the NPS Statement of Findings for Floodplains and Wetlands, and with the new EO 13690 that addresses resiliency to flooding and the increased risk due to climate change.	WMATA	No Update (this activity has not occurred yet)
Costal Zones (CZ)				
CZ01 FEIS Ch. 3.16	Final Design	WMATA will obtain all necessary permits and approvals related to stormwater management, Resource Protection Areas, coastal lands, water resources, and other environmental resources in accordance with the Federal Coastal Zone Consistency Determination.	WMATA	No Update (this activity has not occurred yet)
CZ02 FEIS Ch. 3.16	Final Design	WMATA will develop mitigation in accordance with the VDEQ Chesapeake Bay Local Assistance Department (CBLAD), <i>Riparian Buffers Modification & Mitigation Manual</i> or other mitigation deemed appropriate to the satisfaction of the City of Alexandria Director of the Department of Transportation and Environmental Services.	WMATA	No Update (this activity has not occurred yet)
Ecosystems (ES) <i>Note: Wetland mitigation is described in Waters of the U.S. (WT).</i>				

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ES01 FEIS Ch. 3.18	Final Design	The City of Alexandria will fund the development of an Invasive Species Management Plan, with review and approval by NPS (within the limits of the project).	City of Alexandria	No Update (this activity has not occurred yet)
ES02 FEIS Ch. 3.18	Construction	WMATA will undertake provisions of the Invasive Species Management Plan related to construction of the project and on-site restoration immediately following construction. WMATA will remove any invasive species present and re-plant with native species on the project site, including the construction staging area.	WMATA	No Update (this activity has not occurred yet)
ES03 FEIS Ch. 3.25	Construction	WMATA will restore upland habitat to its prior state through the removal of temporary access roads and construction staging areas to prior grade, amelioration of soil compaction, and revegetation.	WMATA	No Update (this activity has not occurred yet)
ES04 FEIS Ch. 3.18	After Construction	City of Alexandria will undertake post-restoration monitoring of invasive species in accordance with approved permits.	City of Alexandria	No Update (this activity has not occurred yet)
Sustainability (SU)				
SU01 FEIS Ch. 3.19	Final Design	WMATA will design station building and facilities to comply with green building policies and objectives, including a goal of LEED Silver Certification, and to support WMATA's sustainability targets in energy and water consumption and pollution prevention.	WMATA	No Update (this activity has not occurred yet)
Contaminated Materials (CM)				
CM01 FEIS Ch. 3.20	Construction	WMATA will reduce and minimize soil disturbance and spoils when performing any excavation or geotechnical activity.	WMATA	No Update (this activity has not occurred yet)
CM02 FEIS Ch. 3.20	Construction	WMATA will develop a Site Management Work Plan in accordance with Virginia Hazardous Waste Management Regulations for the treatment of contaminated soils and groundwater on-site and disposal off- site. The Plan will address safe handling and proper disposal of contaminated materials encountered, including pre-emergency planning to address accidental exposure or release of materials.	WMATA	No Update (this activity has not occurred yet)
CM03 Phase II ESA Ch 5.3	Final Design	WMATA will develop a site-specific stormwater pollution prevention plan (SWPPP), outlining the steps that necessary to comply with a VPDES construction general permit and stormwater management program regulations permit. The SWPPP will address water quality and quantity requirements, potential pollutant sources that could enter stormwater leaving the construction site, and methods used to reduce pollutants in stormwater runoff during and after construction.	WMATA	No Update (this activity has not occurred yet)
CM04 City of Alexandria Requirements	Construction	An onsite Health and Safety Manager/Officer will be assigned from the construction contractor during construction activities, to include excavation and removal of onsite contaminated materials. This individual will have the authority to stop work if unsafe or hazardous conditions related to contaminants are observed.	WMATA	No Update (this activity has not occurred yet)
Utilities (UT)				
UT01 FEIS Ch. 3.22	Construction	WMATA will minimize service disruptions by installing new utility lines first and scheduling a single service disruption to connect all new lines to existing lines.	WMATA	No Update (this activity has not occurred yet)
UT02 FEIS Ch. 3.22	Construction	WMATA will schedule utility work to lessen the impacts of disruptions.	WMATA	No Update (this activity has not occurred yet)
Groundwater and Soils (GS)				
GS01 FEIS Ch. 3.25	Construction	WMATA will minimize temporary impacts to groundwater, including diversions, in accordance with approved permits.	WMATA	No Update (this activity has not occurred yet)
GS02 FEIS Ch. 3.25	Construction	WMATA will minimize the effects of construction on soil by developing a sediment and erosion control plan in accordance with approved permits.	WMATA	No Update (this activity has not occurred yet)
Construction (CO)				
CO01 FEIS Ch. 3.25	Construction	The City of Alexandria will develop a Public Communication Plan to inform the public of construction plans, provide regular updates on construction activities, and solve any problems that arise, including: Adequately notifying the public of construction operations and schedules, especially particularly disruptive activities. Providing clear complaint resolution procedures, such as a Complaint Hotline or having a City of Alexandria contact available 24 hours a day, seven days a week, to address issues and resolve complaints quickly. questions of share concerns about the project with the City. Providing "office hours" at the construction field trailer, which would be open to the public to ask questions or share concerns about the project with the City. Developing a regularly scheduled Partnering Meeting to coordinate with adjacent communities and discuss project status with the City, WMATA, and the contractor.	City of Alexandria	This requirement will be incorporated into the Final Design
CO02 FEIS Ch. 3.25	Construction	The City of Alexandria will provide a full time inspection presence at the entrance/exit of the construction site and on neighborhood roads to ensure safe and secure conditions.	City of Alexandria	This requirement will be incorporated into the Final Design

FTA Record of Decion (ROD)
Potomac Yard Metrorail Station Project
Attachment A - Commitments and Mitigation Measures

This attachment describes the Commitments and Mitigation Measures that will be undertaken by the City of Alexandria, WMATA, and FTA for the Project. The construction best management practices (BMPs) identified in the FEIS, mitigation and commitments in the ROD and MOA must be implemented if the Project proceeds with FTA financial assistance. The City of Alexandria is prohibited from withdrawing or substantially changing any of the mitigation commitments identified in the FEIS, ROD, and MOA for the Project without written approval by FTA. In addition, any changes to the Project that are inconsistent with this ROD must be evaluated in accordance with 23 CFR Sections 771.129 and 771.130, and if required therein, they must be approved by FTA in writing before the City of Alexandria can proceed with the change.

Table A-1: Commitments and Mitigation Measures				
Commitment/ Mitigation ID and Reference	Timing of Action (Final Design, Construction, or After Construction)	Commitments and Mitigation Measures	Lead Agency	October 2017 Update
CO03 FEIS Ch. 3.25	Construction	WMATA will require the contractor to perform pre-construction building surveys to establish a baseline condition for help evaluating any damages that might be caused by construction activities. All properties within 250 feet of any property boundary of the subject site shall be afforded the opportunity to participate in the pre-construction surveys. Additional properties may be included as approved by the City of Alexandria's Director of the Department of Project Implementation (DPI).	WMATA	This requirement will be incorporated into the Final Design
CO04 FEIS Ch. 3.25	Construction	City of Alexandria will adhere to existing mutual aid agreements for emergency response during construction among the City of Alexandria, Arlington County, and WMATA.	City of Alexandria (lead), with WMATA and Arlington Co. (support)	This requirement will be incorporated into the Final Design
CO05 FEIS Ch. 3.25	Construction	WMATA will install temporary construction fencing and security staff to protect the public and the worksite from unauthorized entry.	WMATA	No Update (this activity has not occurred yet)
CO06 FEIS Ch. 3.25	Construction	WMATA will restore all temporary impact areas upon completion of construction activities.	WMATA	No Update (this activity has not occurred yet)
CO07 FEIS Ch. 3.25	Construction	WMATA will use equipment and techniques to minimize impacts such as noise, vibration, dust, and traffic. This includes contractor requirements for minimized on-site generated noise during work hours, having construction vehicles being cleaned and having protective covers lowered prior to entering neighborhood streets, traffic calming techniques, and controlling the spillover of light from the construction site.	WMATA	No Update (this activity has not occurred yet)